

Rental Agreement Kill Creek Mini Storage

This rental agreement is made and entered into this day ___/___/___ of by and between Store More, LLC , Box 482 DeSoto, KS hereinafter called the Operator and, _____ hereinafter called the Occupant.

1. The operator is the manager of the real estate located at 8400 Kill Creek Road, DeSoto, KS, commonly known as Kill Creek Mini Storage. This real estate is divided into individual storage compartments.
2. The occupant hereby agrees to lease from the operator Compartment Number _____, hereinafter referred to as the Compartment.
3. This lease is for a period of month to month, commencing on the day of ___/___/___ and **terminating with at least 30 days written notice** (see line 5 below). The rent for this period is due monthly at a rate of \$_____per month.
4. The first months rent is to be paid to the operator before the occupant obtains possession of the compartment. **Rent is due on the 1st day of every month. Any rent not received by the 5th day of the month will be charged a \$30 late charge.** At the end of this rental period, this lease may be renewed for additional one (1) month rental periods by the agreement of operator and occupant, upon the same terms and conditions as set forth in this lease. In the event occupant fails to remove occupants lock at the termination of any rental period, rent shall accrue on a monthly basis. **Any dishonored check will be subject to a \$30.00 bounced check charge and any applicable late fees.**
Upon termination of this lease, rent due is prorated only if the lease is terminated during the first 5 days of the month. Termination of the lease following the first five (5) days of the month requires the rent for the month to be paid in full.

If the monthly rental payment is not paid in full on or before the 10th day of each month that this lease is in effect, the occupant will be considered to be in default of his/her obligations under this lease. If a Certified letter is sent regarding past due rent, tenant will be charged \$30.00.

OCCUPANT SPECIFICALLY AGREES THAT UNDER NO CIRCUMSTANCES IS THE COMPARTMENT TO BE SUBLEASED TO ANY PERSON, PARTNERSHIP, CORPORATION, OR OTHER ENTITY.

THE COMPARTMENT IS CONSIDERED TO BE THE PROPERTY OF THE OCCUPANT UNTIL THE OCCUPANT GIVES WRITTEN NOTICE TO THE OPERATOR THAT THE OCCUPANT INTENDS TO TERMINATE THIS LEASE OR UNTIL DEFAULT BY THE OCCUPANT.

5. To terminate this lease a **thirty days written notice is required, compartment is left clean and damage free.** If occupant stays past date of written notice, a new 30 day notice is required.
6. In the event that the occupant should fail to make the rental payments as outlined herein or otherwise fails to comply with the terms of this agreement, then the operator has a right to place a lock upon such compartment, and before said lock is removed, the occupant will be required to pay an **ADDITIONAL sum of thirty (30) dollars before the property can be removed.** Operator reserves the right to demand payment from occupant in the form of cash, certified check, or money order if such an overlock has been placed upon the compartment leased under this agreement.
7. The occupant is required to notify the operator of any evidence of tampering with any locks or any interior partitions of such compartment, or any damages to the building, compartment, or contents therein.
8. The occupant does not have the right to cause any excessive weight to hang from the bar joist which will cause damage to the compartment, building, roof or any components therein; and in the event that the occupant should unlawfully make use of such premises, then such occupant would be required to pay damages to the operator for repair or maintenance of such building or compartment.
9. The Operator will maintain the exterior of the compartment, however, the interior of such compartments are to be maintained by the occupant.
10. **ALL PERSONAL PROPERTY STORED WITHIN OR ON THE RENTED PREMISES BY OCCUPANT SHALL BE AT OCCUPANTS RISK.** Owner & Owner's agent shall not be liable to occupant for any damage to, or loss of any personal property while at the rented premises arising from any cause whatsoever, including, but not limited to, burglary, fire, water damage, mysterious disappearance, rodents, acts of God, or the active or passive acts of omissions or negligence of owner or owner's agents. Occupant is solely responsible for securing and paying for any insurance coverage on his personal property that he desires.
11. The occupant does not have the right to store gasoline or other inflammables upon the above described property, nor store any other goods or merchandise in such compartments which might increase the fire hazard or to store any merchandise, materials, or other items which are illegal under the laws of the State of Kansas and is no to conduct any illegal or unlawful storage or business from such compartments.
12. This rental agreement contains the entire agreement between Owner and Occupant, and no oral agreements shall be in effect whatsoever. Occupant agrees that he is not relying on, and will not rely upon any oral representations made by owner, or any of owner's agents or employees purporting to modify or add to this agreement in any way whatsoever. Occupant agrees that

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this agreement may be modified only in writing signed by both parties, in order for such modification to have any effect whatsoever.

13. THE OCCUPANT IS ADVISED BY THIS DOCUMENT OF THE EXISTENCE OF A LIEN ON ALL PERSONAL PROPERTY STORED WITHIN THE LEASED SPACE SHOULD THE OCCUPANT DEFAULT ON THE TERMS OF THIS RENTAL AGREEMENT. THIS LIEN GRANTS THE OPERATOR THE RIGHT TO SELL THE PROPERTY STORED IN THE LEASED SPACE TO SATISFY THE CLAIM AGAINST THE OCCUPANT. ANY PROCEEDS FROM THE SALE OF THE PROPERTY WHICH REMAIN AFTER SATISFACTION OF THE LIEN WILL BE PAID TO THE STATE TREASURER IF UNCLAIMED BY THE OCCUPANT WITHIN ONE YEAR AFTER THE SALE OF THE PROPERTY.

14. I understand that this self-storage facility and/or its management: 1) Is not responsible for loss or damage to my property, or injury to me or my party, 2) Does not provide insurance for my stored property, 3) Requires that I provide my own insurance coverage or be self-insured (personally responsible for any loss), and 4) Is a commercial business renting space and is not a bailee or warehouseman.

Name _____
Address _____
City, State, Zip _____

Home Phone _____
Work Phone _____
Personal Reference _____
Bank Reference _____
Driver's License # _____
SS # _____

e-mail (for monthly invoices and any other communication) _____

Storemore, LLC, agent/owner signature, 913-244-8721 C Doug Gill _____

Occupant Signature _____

Amount Rent Paid \$ _____
Disk Lock \$ _____
Activation fee \$ _____
TOTAL AMOUNT PAID \$ _____

I hereby authorize my credit card to be charged for monthly rent, locks and fees, including 3% convenience fee each for card use. I understand I can go to killcreekstorage.com (Payment Options page) and pay, without a convenience fee. Also, I agree to pay a \$25 fee if my card declines.

Please circle one: **Monthly Charge** **One Time Only**
Type of Card: **Visa** **Master Card** **Discover** **American Express**
Card Number _____ Exp. Date _____
3-digit code on back of card _____
Signature _____ Date _____

I heard about Kill Creek Storage by (please circle): 1) drive by, 2) phone book, 3) newspaper or 4) a friend, b) internet

Storage tips:

- 1) Put spacious items along the back wall. These items might include: a) bicycles, deck furniture, yard care tools and sealed storage totes
- 2) There is more air circulation toward the front. Items might include: a) furniture, appliances, bedding, etc.
- 3) Avoid specific labeling. Room labeling is better, such as "kitchen," or "master bath."
- 4) When in doubt, use sealed storage totes
- 5) Keep sensitive items away off the floor (away from concrete).

Try needgod.com

Email: dpgill77@hotmail.com Phone: 913-244-8721